

# The Villager

Vol. L No. 6

Village Park Community Association

JUNE, 2021

Also visit: [www.vpca.net](http://www.vpca.net): The Villager and web site are the only official communications from VPCA.

## VILLAGE PARK OFFICE

4552 Michelson Drive, Irvine, CA 92612  
Hours M-F 8:00 a.m. to 5:00 p.m.

Bus: 949.786.8722 Fax: 949.786.8072

[www.vpca.net](http://www.vpca.net)

### General Manager

George Ross CCAM® [george@vpca.net](mailto:george@vpca.net)

### Administrative Assistant

Julianna Marckwordt-Pinto

[julianna@vpca.net](mailto:julianna@vpca.net)

### Board of Directors

**J T Chen, President**

Legal/Management & Operations/Staff Co-liaison, Civic Affairs Liaison

**Matthew Thoma, Vice President,**

Website & Technology, Facilities Liaison

**Barbara Burton, Secretary**

Legal/Management & Operations/Staff Co-liaison, Greenbelt Liaison

**Ryan Larson, Treasurer**

**Frank McGill -- Director**

ACC, Playground Committee Liaison, Governing Documents Co-liaison

**Natasha Radovsky -- Director**

Governing Documents Co-liaison

**Jean Anne Turner-- Director**

Block Captains, Community Events Liaison

### Committee Chairs

**Rob Armstrong -- Architectural (ACC)**

**Jean Anne Turner -- Greenbelt and Block Captains**

**Ryan Larson -- Finance**

VPCA Master Insurance: State Farm

Agent: [Ray Vermeulen](mailto:Ray.Vermeulen@statefarm.com) 949.752.6335

[State Farm Claims](http://www.statefarm.com) 800.782.8332

- [Animal Control](http://www.statefarm.com) 949.724.7092
- [Irvine Police](http://www.statefarm.com) 949.724.7000
- or 911 (emergency)
- After-hours custodial issues: [Calico Building Services](http://www.calico.com) 949-285-6605
- After-hours Patrol at Rec Areas only: **Patrol Masters 877-209-6370**
- After-hours pool issues: [Aquatic Balance](http://www.aquaticbalance.com) 714-435-9080
- After hours irrigation/landscape problems: Villa Park Landscape 714-538-3788.

Report common area safety concerns, maintenance needs, irrigation problems during business hours to the [VPCA office](http://www.vpca.net).

Date of publication: May 15, 2021

From the desk of General Manager George Ross.

## CLUBHOUSE RESERVATION STATUS

Everyone should be aware that the Clubhouse at the Main recreation area is normally available for reservation by VPCA members or delegated tenants for private events. The clubhouse has been and currently is unavailable due to COVID restrictions, but with the progressive improvement of California's and Orange County's metrics, we expect to be able to offer reservations sometime soon. We will send an e-bulletin to announce the start of reservations, or you can contact the office for current availability.



Looking forward, the cost to reserve the clubhouse is \$50 for the days use and the maximum occupancy is 49 persons. Reservation also includes exclusive use of the barbeque

nearest the rear door and four outdoor umbrella tables with their chairs. Reservation requires posting of a refundable damage deposit. The amount is dependent on the estimated number of attendees. When the time comes, you can find a machine fillable application form and the complete *Reservation and*



Use Rules at [vpca.net](http://vpca.net).



**Reminder: Village Park Piranhas Swim Team's 2021 Season is June 7- Aug 15**

**Registration is in process!**

Register online at [www.villageparkpiranhas.org](http://www.villageparkpiranhas.org).

## ***Bits From the Board***

### **HELEN HARDER VOLUNTEER OF THE QUARTER**

**First quarter, 2021.**



#### **BROOKE YOUNG**

We are pleased to honor VPCA member Brooke Young as Helen Harder Volunteer of the quarter of the first quarter of 2021! Brooke is the president of Piranhas swim team and has served the team in this capacity and others for a number of years.

Piranhas swim team provides recreation, exercise, competition, growth, and fun for dozens of children in VPCA and surrounding communities. Brooke has enabled the team to navigate through the pandemic and offer a compliant 2021 season format. We are looking forward to hosting the team at the pool this year. None of this would be possible without Brooke's leadership and sacrifice.

Thank you Brooke!

#### **BLOCK CAPTAINS NEEDED**

VPCA block captains are members who volunteer to connect with new residents and distribute Association information. They are a vital component for communicating with residents and creating a sense of community.

The block captain program has historically involved a relatively few volunteer hours during the year and has served as a stepping stone for greater volunteer activity, and the developing of friendships.

VPCA has openings for Block Captains for the following streets: Sierra, Hickory, Birch, Almond, and Cedar Tree Lanes.

Primary activities for block captains include the following:

- Distribute information from VPCA to residents.
- Collect proxies to establish a quorum for the annual meeting.
- Greet new neighbors and distribute VPCA welcome packets to homeowners and renters.
- Answer questions about the neighborhood from new residents.



Block captains enjoy invitation to the annual volunteer appreciation dinner and party.

Please contact the office if you are interested in or willing to serve as a Block Captain. Thank you!

#### **VPEXPERTISE NEEDED**

Village Park needs expertise in facilities management, financial controls and analysis, architectural review, social event planning, website design and maintenance and communication. Please contact the VPCA office to become part of our team.

#### **BARN OWL SURVEY RESULTS**

Last month members were invited to log in and respond to our first survey question: whether the Association should attract wild Barn Owls to nest and remain at the property as a non-toxic method for controlling the rodent and rabbit populations on the property.



The results are in! Over 70 members responded and every response was positive. The Board will decide on greenlighting the project at the May 27th Board meeting. Thank you very much for your input.

#### **MEETING SUMMARIES:**

##### **BOARD -- SUMMARY OF THE APRIL 22, 2021 BOARD MEETING (VIA ZOOM TELECONFERENCE):**

Present: J. T. Chen - President, Matthew Thoma - Vice President, Barbara Burton - Secretary, Ryan Larson - Treasurer, Natasha Radovsky, Jean Anne Turner, Frank McGill, a number of other homeowners, VPCA General Manager George Ross CCAM. Directors absent: None.

##### **The Board approved/reviewed:**

- Minutes of the March 25, 2021 Executive and General

### Session Meetings.

- The March 31, 2021 Financial Statements and other financial materials for the current period.
- The Board selected Brooke Young as Helen Harder Volunteer of the Quarter, first quarter 2021.
- The Board approved maintaining a page on the website to acknowledge and commemorate outgoing Board members for their contributions to the community.
- The Board referred two delinquent accounts to collection contingent upon a final reach out to help the homeowners bring their accounts current.
- The Board approved Piranhas Swim Team to hold a coaches training session at the Main Pool on a single night TBD.



- As the bathroom remodel construction permit expired during the COVID period and a second plan check is underway for a new permit, in order to facilitate swim season, remodeling of the Main Recreation area bathrooms has been rescheduled to start in August following completion of swim team's activities.
- The Board approved Villa Park landscapes proposal to renovate the shrub beds next to 54 and 56 Sequoia Tree Lane at a cost of \$1,872.50. Funds for the project will be expensed from the greenbelt reserve which has a current balance of \$51,177.
- The Board approved seeking a proposal from a consultant for installation and maintenance of an appropriate number of barn owl boxes if member survey results are positive during the remainder of the survey period.
- The Board agreed to pursue the following goals during the 2021-2022 Board term: 1) Foster operational efficiency; 2) Restart provision of welcome packets to new residents; 3) Combine and record a unified copy of the CC&R's consisting of the 1993 main document and 2002 recorded amendment.

### The Board reviewed:

- General and ACC, Greenbelt and other Committee minutes, summaries, reports and correspondence.

### ACC - SUMMARY OF THE APRIL 6, 2021 COMMITTEE MEETING:

Members present: Rob Armstrong - Chair, Chris Graham, Goli Khatibloo, Michael Schafer. Member absent: Frank McGill - Board Liaison. Others present: applicants, General Manager George Ross CCAM, Administrative Assistant Julianna Marckwordt.

### REVIEWS:

#### PAINT

**10 Aspen Tree** – Vanderbilt – Detached – Composition roof. Replacing the damaged wood and painting entire home per scheme 3: Stone Hearth (stucco), Shenandoah Taupe (siding), White (garage, trim 1), and Urban Bronze (trim 2). **Approved as submitted.**

**14 Acacia Tree** – Stanford – Attached – Composition roof. Touching up using existing Scheme 6F: Cobblestone Path (wood fascia/trim). **Approved as submitted.**

**20 Aspen Tree** – University – Detached – Composition roof. Touching up front wall (stucco) in the color white. **Approval with conditions:** approved for touch up of slump stone wall in white.

**20 Laurel Tree** – Fordham – Detached – Composition roof. Painting entire home per new Scheme 3: Crystal Haze (stucco, garage door, chimney), Dried Chive (siding, shingles), and White (fascia/flashing, garage door trim). **Approved as submitted.**

**30 Cedar Tree** – Tulane – Detached – Composition roof. Replacing wood on fence (if needed) and touching up using Mahogany stain for gates/fences. **Pre-approved as submitted 4/28/21.**

**46 Acacia Tree** – Rutgers – Attached – Clay Tile roof. Replacing damaged wood and painting entire home using Scheme 3: Swiss Coffee (stucco), White (garage, front door), and Swiss Coffee (trim). **Application tabled for changes.**

**54 Acacia Tree** – Oxford – Attached – Clay Tile roof. Touching up using existing scheme 4F: Stucco (Pearl White). **Approved as submitted.**

**52 Cedar Tree** – Vanderbuilt – Detached – Composition roof. Touching up using existing scheme 4F: Stucco (Pearl White). **Approved as submitted.**

**78 Sequoia Tree** – Baylor – Detached – Composition roof. Painting entire home per new optional rice bowl stucco scheme for composition roofs: High Noon (stucco), Fairview Taupe (siding), and Rice Bowl (fascia, window trim, front door trim, garage door trim, garage door trim, posts/beams, patio cover, balcony). **APPLICATION HELD: WHOLLY NONCONFORMING, OWNER NOTIFIED.**

**4462 Elm Tree** – Westpoint – Detached – Composition roof. Touching up the front door using Cottage Red and garage door and fascia/trim using White per existing Exclusive Scheme 1. **Approved as submitted.**

### GENERAL ALTERATIONS

**13 Ash Tree** – Yale – Attached – Composition roof. Installation of solar panels with each panel being 68.5x44.0x1.57in (including frame). **Approved as submitted.**



**20 Aspen Tree** – University – Detached – Composition roof. Installation of Gilbreth mailbox and new numbers for "20". **Approved with conditions: Paint mailbox to match the stucco or trim color.**

**24 Redwood Tree** – Owner Present – Notre Dame – Attached – Composition roof. Demo the fireplace entirely and put in a skylight. **Approved with conditions: Skylight color to be bronze.**

**31 Almond Tree** – Fordham – Detached – Composition roof. Replace exterior wall siding with stucco/plaster. **Respectfully denied: Conversion of siding to stucco on the home is not harmonious with the home's architecture.**

**32 Almond Tree** – Dartmouth – Detached – Composition roof. Installation of a new mailbox by the garage door using heavy gauge steel construction. – **Approval with conditions: Paint to match one of the houses trim or stucco colors.**

**34 Acacia Tree** – Owner Present – Princeton – Detached – Composition roof. Enclose the front yard on the east side of the garage to within 3' of the sidewalk behind 6' high slump stone walls. **Tabled on 5/4/21.**

**48 Acacia Tree** – Stanford – Attached – Clay Tile roof. Install new air conditioning unit to be placed in the backyard near the electrical box under the kitchen window. To replace the old A/C unit that was previously on the balcony. Installing identical A/C unit but on the ground where it will be less visually obstructive. **Approved as submitted.**

**4662 Royce Tree** – University – Detached – Composition roof. Installation of solar panels on the roof at the back of the house. **Approved with conditions: Paint conduits and boxes to match adjacent surface(s).**

**4691 Royce Tree** – Stanford – Attached – Composition roof. Replace front main entrance door in the existing door space. To replace with a fiberglass door with a brown wood stain finish. **Approved as submitted.**

**4711 Royce Tree** – Stanford – Attached – Composition roof. Install a new A/C unit in the rear yard using a new Trane 4 ton AC, evaporative coil and condensation pump. Remove and reduct heat/ac. **Approved with conditions: Breaker box and conduits to be painted to match adjacent surface(s) of your house (stucco and fascia). Refrigerant lines shall be installed in hat channels with hat channels to be painted to match the house's surface(s).**

#### **FENCE/GATE**

**6 Spruce Tree** – Fordham – Detached – Original wood roof. Replace front fence using 4 inches with 2 inches between the slats. The fence will be wood/faux wood slats in place of the rod iron that is currently there. The existing pillars will be painted Mesa Tan to match the house. The balcony rotted wood will be replaced. The front will have wood slats to match the fence and the gate will match the fence with wooden slats in Mesa Tan. **Approved as submitted.**

**27 Willow Tree** – Amherst – Detached – Composition roof. Using la paz slumpstone. The atrium area fence will be replaced with la paz slumpstone. Lock to be 6" wide x4" high x16" long. The block color shall be la paz and the fence shall not exceed 6' in height when complete. **Ap-**

**proved as submitted.**

**48 Acacia Tree** – Stanford – Attached – Clay Tile roof. Replacement of 40-year-old front wood fence in the lot interior. Intend to replace wood with identical wood and to be painted "Mule Pass". **Approved as submitted.**

#### **ROOFS**

**24 Redwood Tree** – Owner Present – Notre Dame – Attached – Composition roof. Flat roof repair. **Approved as submitted.**

**37 Oak Tree** – Princeton – Attached – Composition roof. Sloped roof repair using GAF Timberline HD, Timberline Prestique "Natural Shadow" in the color Barkwood. **Approved as submitted.**

**4662 Royce Tree** – University – Detached – Composition roof. Sloped roof replacement using Presidential in the color Autumn Blend Solaris. **Approved as submitted.**

#### **MAJOR ALTERATIONS**

Status of Major Alterations is recorded herein for general awareness. Current plan sets for the listed projects are available for review by any member upon request to the office.

**42 Cedar Tree Lane** – University -- Detached – Composition roof. 544 SF addition to first floor. Existing home is 2,015 SF, lot is 7,800 SF. Design itself is approved - owner shall submit paint and roof forms for final application approval prior to beginning any construction. **5/3/21 — Owners submitted revised plans (Delta 3).**

**16 Aspen Tree** – University – Detached – Composition tile Roof. 1<sup>st</sup> floor addition of 861 feet to rear of home; fill in atrium. Roofing material, windows, colors to match existing home. **5/4/21 ACC Meeting – Waiting formal approval for construction.**

**4572 Green Tree** – George Todorov – Fordham – Detached – Composition roof. 1st floor addition of 258.18 feet to add a dining area and additional storage space. 2nd floor addition of 1528.82 feet to add a master suite, guest bedroom, and theatre. **5/4/21 ACC Meeting – The owner and his architect are scheduled to attend with a formal set of plans.**

#### **SUMMARY OF THE MAY 12, 2021 GREENBELT COMMITTEE WALK**

PRESENT: Committee Chair: Jean Anne Turner. Secretary: Carol Lamphier. Members: Kathy Anderson, Barbara Burton, Robert Donohue, Mary Bob McGill, Valentin Pedroza, Victor Salcedo. Manager: George Ross. From Villa Park Landscaping: , Enoc Zamoro and Jose Alvarez. ABSENT: Amira Mansour, Sona Simsarian

- Bids for air spading 7 trees are pending.
- Bids are also pending for landscaping of a strip at the side of an Aspen Tree residence.
- The manager has received bids for tree injections.
- The manager has sent out requests for bids for the Fall tree trimming. The goal is for trimming to begin in October.
- Mr. Zamoro responded to numerous concerns about areas of browning turf. Some are due to malfunction-

ing irrigation which he is correcting. Others are from rabbit or dog damage.

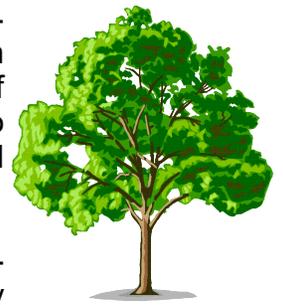
- VPL will re-locate 2 new Mulberry trees mis-planted on the main greenbelt.
- A Stone Pine planted on the main greenbelt will be moved to Michelson, behind Willow Tree. In future, Mr. Zamoro will be asked to send a photo of a tree under consideration before purchase.
- The tip of the Ash Tree entry island will be re-planted.
- Arborist, Evin Lambert, will be asked to evaluate four trees for viability.
- Irrigation checks will be done in several areas.
- Two locations were visited at homeowner request. The height of a hedge will be reduced. A replacement tree, a California Pepper, will be planted.
- Plant fill-ins or replacements will be done in numerous areas.
- Three trees will be planted at the Cedar Tree island.
- A failing Jacaranda tree on the main greenbelt will be removed, the irrigation corrected and a new tree planted.
- Mr. Zamoro was asked to submit proposals for renovation of several locations. Most entail replacement of failing Myoporum.
- In Green Tree Park, stepping stones will be added in one location and some re-planting done.

## A MESSAGE FROM THE GREENBELT COMMITTEE

### This Land is Your Land; This Land is My Land

Maybe you've noticed the branches of two Mulberry trees pulled to the ground or the beautiful fronds of the Palms around the small pool twisted, bent and dying. Recently a large shrub bed on both

sides of a sidewalk had dozens of plants stomped on and many literally torn out of the ground. The area had to be completely demolished and renovated.



We don't like to think of anyone in our community (regardless of age) deliberately damaging the property we all pay to install and maintain. Presumably adults would not do this. No one wants to point a finger at individuals, yet this type of damage is the work of individuals.

Deliberate damage or destruction of public or private property is known as vandalism, which is, in fact, a misdemeanor. Vandalism occurs when there is intent to damage, deface or destroy and is different from inadvertent landscape damage that can occur when, for example, a ball is retrieved after bouncing into shrubbery. Children must be taught the difference. Most schools present special lessons and activities in April to commemorate Earth Day. As good citizens, we are all stewards of this portion of the Earth. It is ours to enjoy and ours to protect.

**Please be watchful while out and about on the common property and do not hesitate to kindly interrupt and politely comment on any behavior that is not respectful of our joint property.**

## DOGS MUST BE ON LEASHES IN PUBLIC

There are so many wonderful dog owners and dogs in Village Park and dogs have a great way of connecting residents. Our greenbelts also host pedestrians and play. We need to share our space responsibly. Please be reminded that courtesy and city ordinance require dogs be on leashes and under control of their owners at all times while in public places. Following is a copy of the relevant City ordinance. Thank you for your consideration.



### **Sec. 4-5-701. - Leash required.**

No person owning or having charge, care or custody of any dog shall cause, fail to curb, or allow the same to run at large upon any highway, street, alley, sidewalk, schoolyard, common area, trail, open space or other public place, or upon any private property or premises other than his or her own without written consent of the owner or leasee of such land, unless such dog is restrained by a substantial leash, not to exceed six feet in length, and in the charge of a person competent to restrain such dog. This section does not apply to an approved dog park where it is authorized to run your dog(s) off leash, nor does it apply to those situations enumerated under [Section 4-5-707](#) of this chapter. (Ord. No. 09-10, § 1, 9-22-09)

# VPCA CALENDAR

**City trash pick-up: every FRIDAY.** Schedule may change based on recognized holidays--check Waste Management's website for holiday schedules at [www.wm.com](http://www.wm.com).

**City Street Sweeping: 2nd and 4th Tuesdays.** Please park off-street on street sweeping days.

**Coronavirus conditions:** Meeting formats / venues will be determined by applicable health orders and safety considerations. Meetings will be held in-person at the Clubhouse or via Zoom teleconference, or both. Formats listed below are tentative: contact the office for current information.

The office is open to masked visitors. Members/residents can drop materials in the drop box near the front door of the office, or email them. Please call and email the office for assistance.



## MAY, 2021

- 27 Thursday — Board Meeting 7:00 p.m. Via Zoom
- 28 Friday -- Application deadline for June ACC Meeting
- 31 Monday -- Memorial Day -- Office Closed

## JUNE, 2021

- 1 Tuesday — ACC Meeting 7:00 p.m. In-person at the Clubhouse.
- 3 Thursday -- Greenbelt Committee Administrative Meeting 6:30 p.m.
- 7 Monday -- Piranhas Swim Team Season begins
- 9 Wednesday -- Greenbelt Committee Walk 8:30 a.m. starting outside the VPCA office
- 24 Thursday — Board Meeting 7:00 p.m. Venue TBD.

## JULY, 2021

- 2 Friday -- Application deadline for July ACC Meeting
- 4/5 Sunday— July 4th Holiday. Office closed Monday July 5th.
- 6 Tuesday — ACC Meeting 7:00 p.m. In-person at the Clubhouse.
- 14 Wednesday -- Greenbelt Committee Walk 8:30 a.m. starting outside the VPCA office
- 22 Thursday — Board Meeting 7:00 p.m. Venue TBD.

[www.vpca.net](http://www.vpca.net) -- Village Park Community Website and Member Portal